



Howard County

Internal Memorandum

Subject: *Planning Board Recommendation for GPA 2012-1*

To: *Mary Kay Sigaty, Council Chairperson
Courtney Watson, Council Vice-Chairperson
Calvin Ball, Council Member
Gregory Fox, Council Member
Jen Terrasa, Council Member*

From: *Dave Grabowski, Chairperson
Planning Board*



Date: *October 23, 2012*

Process

On October 18, 2012, the Planning Board of Howard County, Maryland, held a public hearing to consider General Plan Amendment 2012-1 to *PlanHoward 2030*, submitted by the Department of Planning and Zoning. The amendment text and maps; the technical staff report, dated September 20, 2012; and, a presentation summarizing the amendment were provided for the Planning Board. Staff also presented an alternative map for the Tier III and Tier IV growth areas that reflected comments from the Maryland Department of Planning urging inclusion of areas dominated by farm or forest lands in the RR (Rural Residential) district being included in the Tier IV boundary.

In conjunction with Section 16.900 (i) of the Howard County Code, a 30-day notice of the time and place of the hearing was published twice in a newspaper of general circulation in the County – once in the *Baltimore Sun* and once in the *Howard County Times*. Copies of these advertisements are on file in the Department of Planning and Zoning. An agenda and technical staff report were also posted.

Prior to the Chair opening the public hearing for citizen comment, staff presented an overview of the amendment. Eleven members of the public presented written and/or oral input and feedback on the general plan amendment which reflected varying degrees of support or opposition. Several suggestions were made to mitigate the impact of major subdivision restrictions on Tier IV properties. The sign-in sheet, an audio recording of the proceedings, and a copy of all written input are on file in the Department of Planning and Zoning.

Recommendations

Based on the public input and Board member discussion at the public hearing and the work session that immediately followed, on October 18, 2012, the Planning Board recommended the following:

Bill Santos made a motion to recommend approval of Amendment 2012-1 as presented in the technical staff report with two further recommendations that the County Council: (a) consider increasing the number of lots in a minor subdivision from four lots to seven lots in Tier IV only; and (b) study the use of multipliers for Tier IV density exchange to the east to reflect different property values and unit types. Josh Tzucker seconded. The motion passed by a vote of 3 to 0.

